



Catherine Conroy
Chairperson

Phone (518) 270-4476

Fax (518) 270-4642

Zoning Board of Appeals

NOTICE OF PUBLIC HEARING

Harry Tutunjian
Mayor

Phone (518) 270-4401

Fax (518) 270-4609

Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct a **REGULAR PUBLIC HEARING** starting at 6:00 P.M. on **Thursday, December 23rd, 2004** in the second floor council chambers of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy, VIZ

Old Business

ZB2004-0067 Use Variance and Major Area Variance to allow conversion of a former warehouse into ten residential dwelling units with an art gallery on the first floor at 1 Jackson Street, west of First Street, a Waterfront Commercial District. Applicant is John Fanning & Sandy Horowitz, 200 Broadway, Troy NY 12180. **APPROVED**

New Business

ZB2004-0068 Major Area Variance to allow off street parking deficiency related to a proposal to convert a video rental store into a nail salon at 605 Fourth Street at Tyler, a R-4 Zone District. Applicant is Jamil Buzarg & Hen Tran, 169 Bridge St. Cohoes, NY 12047. **TABLED (applicant did not appear)**

ZB2004-0069 Major Area Variance to allow off street parking deficiency and setback deficiencies related to a proposal to turn a carriage house into a second floor dwelling unit at 533 Second Avenue, at 114th, an R-4 Zone District. Applicant is Michael Flynn, PO Box 64, Troy NY 12181. **APPROVED**

ZB2004-0070 Change of Non-Conforming Use to allow conversion of a small machinery repair shop (formerly Boardman's) for use as an engineering office and light manufacturing facility at 848-850 River Street, at Glen Ave, an R-4 Zone District. Applicant is Zack Mian, IEM, 60 4th Avenue, Albany, NY 12202. **APPROVED**

ZB2004-0071 Major Area Variance to allow side setback deficiency related to a proposal to subdivide a residential property at 3240 Tibbits Avenue, between Eldridge Ct and S. Lake Ave, an R-1 Zone District. Applicant is Christina Barbone, 3240 Tibbits Ave, Troy, NY 12180. **APPROVED**

ZB2004-0072 Use Variance to allow operation of a tattoo parlor at 458 Broadway, at 5th Ave (3rd door from the corner) a B-4 Zone District. Applicant is Arthur Simard and Don Demers, 74 Desson Ave, Troy NY 12180. **APPROVED**

ZB2004-0073 Major Area Variance to allow setback deficiencies related to a proposal to construct an addition on 2 121st Street, at 1st Ave, an R-2 Zone District. Applicant is Barbara Hillman, 2 121st St, Troy, NY 12182. **DEFERRED**

ZB2004-0074 Use Variance to allow conversion of a former McDonald's Restaurant into an auto sales lot at 341 Second Avenue, at 108th, a B-2 Zone District. Applicant is Jan-Joe Inc and Mark Cifarelli, 2010 Auto Sales, 357 2nd Ave, Troy, NY 12182. **APPROVED**

ZB2004-0075 Major Area Variance to allow off street parking deficiency related to a proposal to convert a florist shop into a neighborhood grocery store at 307 Fifth Avenue, 107th St, a B-2 Zone District. Applicant is John Thomas and Edward Kahn, 10 Donnelly Drive, Rensselaer, NY 12144. **APPROVED**

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Third Floor of Troy City Hall, One Monument Square, Troy, New York 12180. Telephone: 270-4619. Office Hours are from 8:30 A.M. to 4:30 P.M. weekdays. Any persons having any interest in the above listed matters will be heard at said time and place.

As required by Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

City of Troy Zoning Board of Appeals
Catherine Conroy, Chairperson